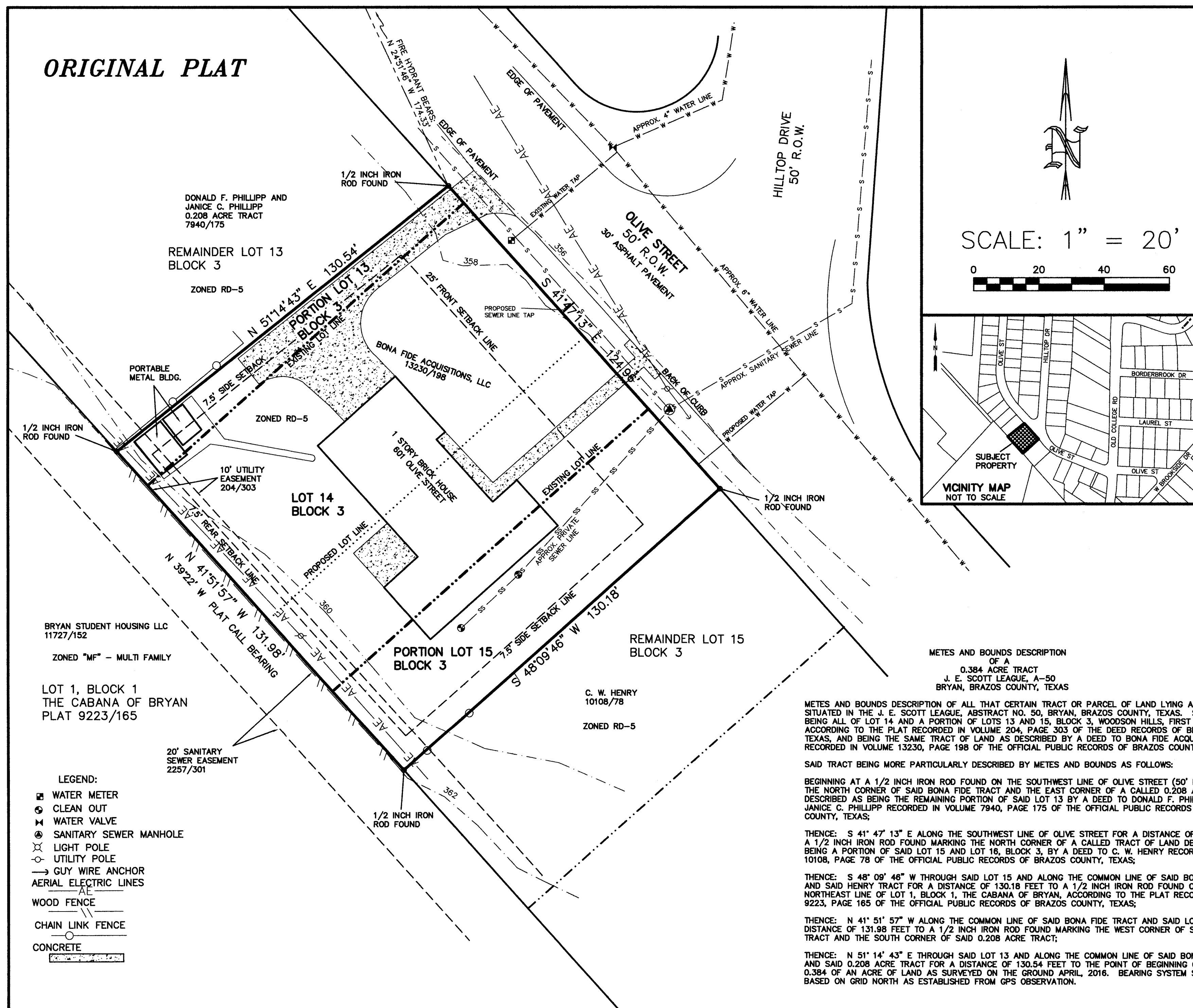
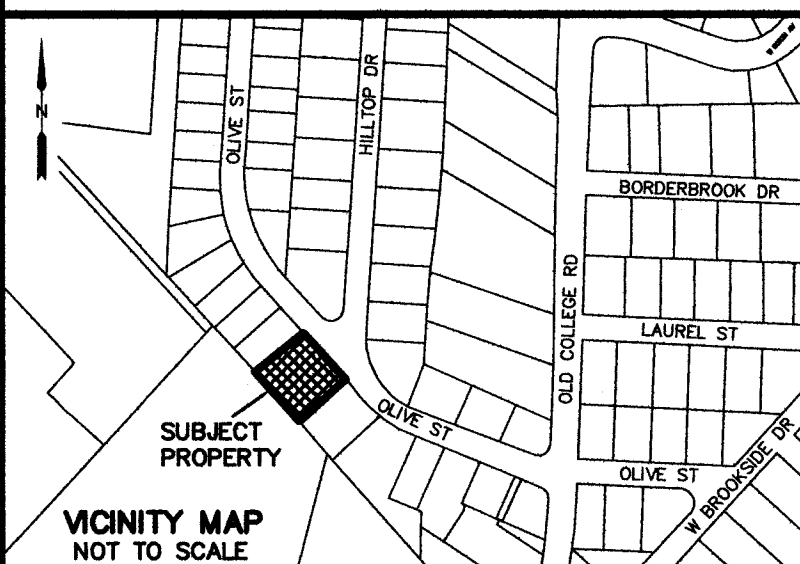


ORIGINAL PLAT



SCALE: 1" = 20'



METES AND BOUNDS DESCRIPTION
OF A
0.384 ACRE TRACT
J. E. SCOTT LEAGUE, A-50
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 14 AND A PORTION OF LOTS 13 AND 15, BLOCK 3, WOODSON HILLS, FIRST INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 204, PAGE 303 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO BONA FIDE ACQUISITIONS, LLC RECORDED IN VOLUME 13230, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OLIVE STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID BONA FIDE TRACT AND THE EAST CORNER OF A CALLED 0.208 ACRE TRACT DESCRIBED AS BEING A PORTION OF SAID LOT 15 AND LOT 16, BLOCK 3, BY A DEED TO C. W. HENRY RECORDED IN VOLUME 10108, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 47' 13" E ALONG THE SOUTHWEST LINE OF OLIVE STREET FOR A DISTANCE OF 124.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF A CALLED 0.208 ACRE TRACT DESCRIBED AS BEING A PORTION OF SAID LOT 15 AND LOT 16, BLOCK 3, BY A DEED TO C. W. HENRY RECORDED IN VOLUME 10108, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 09' 48" W THROUGH SAID LOT 15 AND ALONG THE COMMON LINE OF SAID BONA FIDE TRACT AND SAID HENRY TRACT FOR A DISTANCE OF 130.18 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LOT 1, BLOCK 1, THE CABANA OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 9223, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 51' 57" W ALONG THE COMMON LINE OF SAID BONA FIDE TRACT AND SAID LOT 1 FOR A DISTANCE OF 131.98 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID BONA FIDE TRACT AND THE SOUTH CORNER OF SAID 0.208 ACRE TRACT;

THENCE: N 51° 14' 43" E THROUGH SAID LOT 13 AND ALONG THE COMMON LINE OF SAID BONA FIDE TRACT AND SAID 0.208 ACRE TRACT FOR A DISTANCE OF 130.54 FEET TO THE POINT OF BEGINNING CONTAINING 0.384 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND APRIL, 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____.

Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

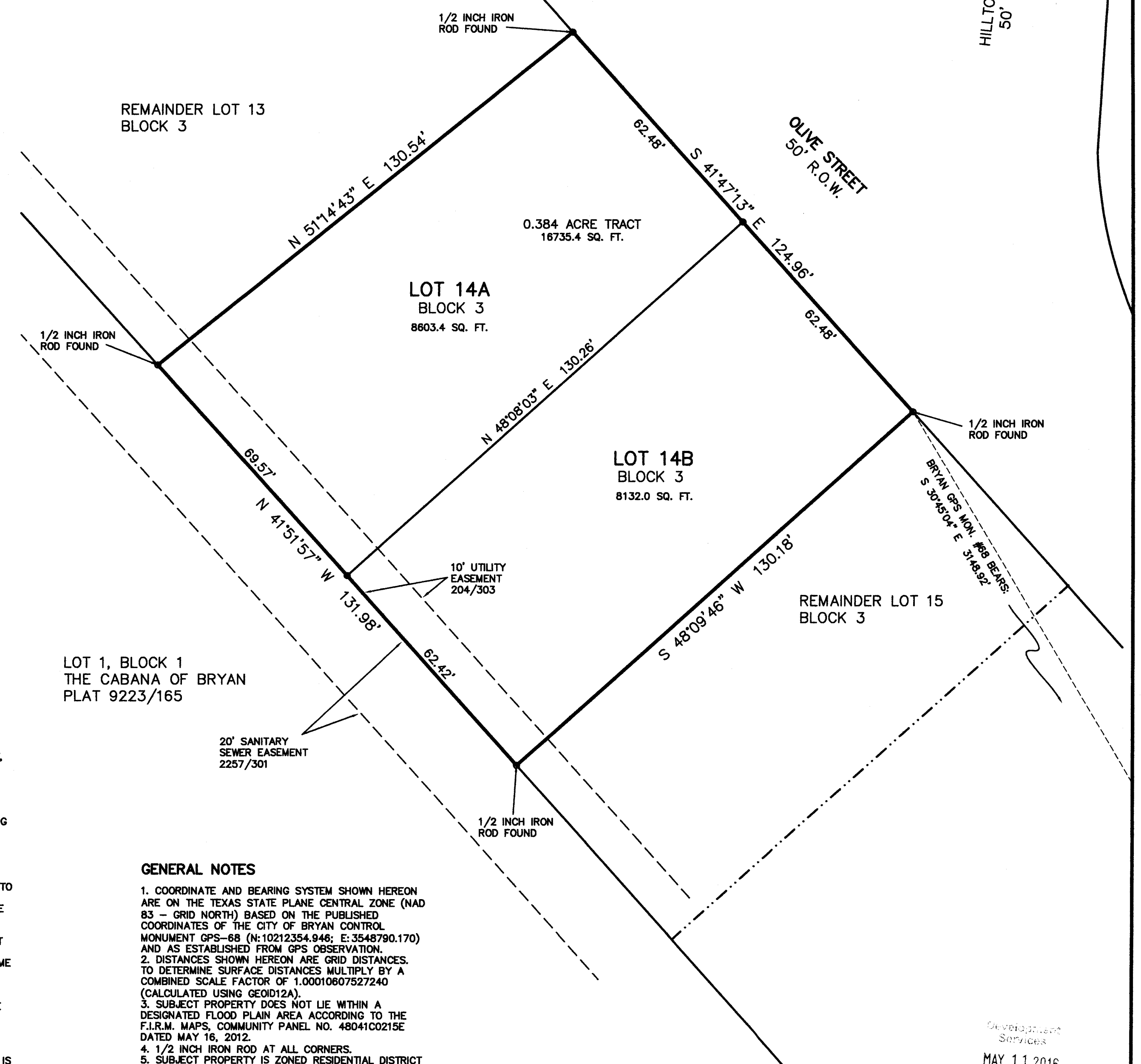
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, City of Bryan

REPLAT



GENERAL NOTES

- COORDINATE AND BEARING SYSTEM SHOWN HEREON ARE ON THE TEXAS STATE PLANE, CENTRAL ZONE (NAD 83 - GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-68 (N:10212354.946; E:3545790.170) AND AS ESTABLISHED FROM GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010607527240 (CALCULATED USING GEOID12A).
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215E DATED MAY 16, 2012.
- 1/2 INCH IRON ROD AT ALL CORNERS.
- SUBJECT PROPERTY IS ZONED RESIDENTIAL DISTRICT - 5000 (RD-5).
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
- CONTOURS SHOWN HEREON PER CITY OF BRYAN MAPPING.
- WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPPING.
- ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED PRIOR TO THE RECORDING OF THIS PLAT.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

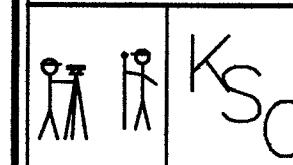
STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

FINAL PLAT
OF
LOTS 14A & 14B, BLOCK 3
WOODSON HILLS, FIRST INSTALLMENT
0.384 ACRES, J. E. SCOTT LEAGUE, A-50
BEING A
REPLAT

OF
LOT 14 AND A PORTION OF
LOTS 13 & 15, BLOCK 3
WOODSON HILLS, FIRST INSTALLMENT
VOLUME 204, PAGE 303
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET
SURVEY DATE: 04-28-16
PLAT DATE: 04-28-16
REVISED: 05-10-16

OWNER:
BONA FIDE ACQUISITIONS, LLC
4400 OLD COLLEGE ROAD
BRYAN, TEXAS 77801

SURVEYOR:
KERR SURVEYING, LLC
408 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 288-3195

CAD NAME: 16-256